



Order Filed on September 18, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-l(b)

COHN LIFLAND PEARLMAN  
HERRMANN & KNOPF LLP  
Attorneys for Secured Creditor, George M. Duncan, Jr.  
250 Pehle Avenue, Suite 401  
Saddle Brook, New Jersey 07663  
(201)-845-9600

In Re:  
TUHAP HOLDINGS, LLC

Case No.: 19-26180(KCF)

Hearing Date: \_\_\_\_\_

Judge: Kathryn C. Ferguson

Chapter: 7

Recommended Local Form Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby **ORDER ED**.

**DATED: September 18, 2019**

  
\_\_\_\_\_  
Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

Upon the motion of secured creditor George M. Duncan, Jr., under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real property more fully described as:

168 Tennent Road  
Marlboro, New Jersey  
Block 147/Lot 35 a/k/a Block 37/Lot 31

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

It is further ORDERED that a certified copy of this Order may be recorded with the Monmouth County Clerk as proof that the real property referenced above shall not be subjected to any bankruptcy stay for two (2) years from the date hereof pursuant to 11 U.S.C. §362 (d)(4).

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

*rev. 11/14/18*